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FG<sub>®</sub> Burnett

To Let

# Platform 1, Station Road

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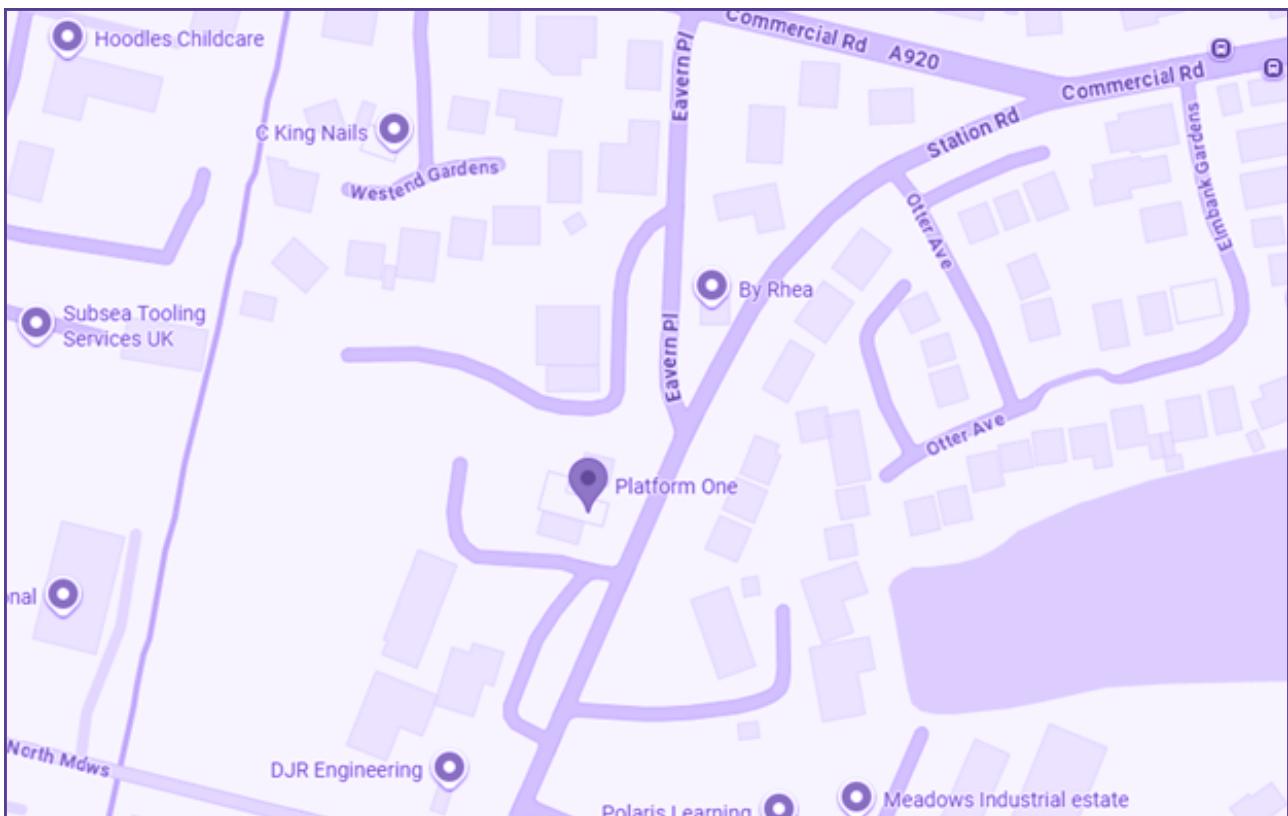
Oldmeldrum, AB51 0EZ  
101.75 sq.m | 1,096 sq.ft

- Suitable for a variety of uses, subject to planning
- Generous car parking available

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All enquiries:  
01224 572 661

[fgburnett.co.uk](http://fgburnett.co.uk)



## Location

The property is located on the west side of Station Road within Oldmeldrum, neighboring Meadows Industrial Estate. The property lies within a site shared by Bains Coaches.

Nearby occupiers include a mix of residential and commercial occupiers including Bains Coaches, DJR Engineering and James Fisher Offshore.

## Description

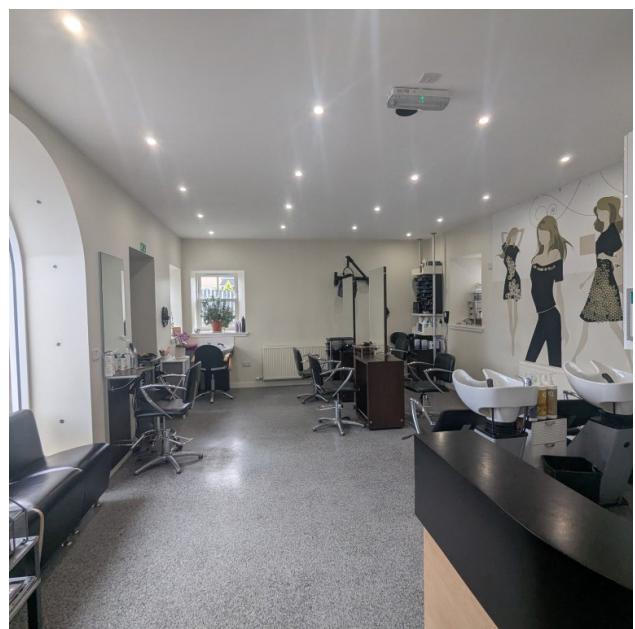
The subjects comprise a ground floor stone-built unit beneath a pitched slated roof, featuring double-glazed sash and full-height arched windows. Access is provided by a PVC-framed glazed entrance door, with a secondary fire escape to the car park.

The property is currently trading as a hair and beauty salon with spa. Internally, the property is predominantly open plan, incorporating an accessible WC and tea preparation area within the original building. The extension offers additional sales/office accommodation and a second WC. Access into the sheltered courtyard is taken through patio doors from the extension.

## Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Area derived:

Ground Floor	101.75 sq.m	1,096 sq.ft
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## Opportunity

The property may be available as a 'turnkey' opportunity for spa and salon operators. Further details available on request.

## Lease Terms

The property is available on full repairing and insuring terms for a duration to be agreed. Any longer term lease will incorporate 5 yearly upward only rent reviews.

## Rent

£13,500 per annum excluding VAT.

## Rateable Value

The Rateable Value effective from 1 April 2023 is £11,500.

## Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

## EPC

E(66). Copy available on request.

## VAT

The property is not elected for VAT.

## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

## AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

## Entry

On conclusion of legal missives.

## Viewings & Offers

All offers should be submitted in writing to the sole agents.

### Sophie Evans

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### Lisa Cowie

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